

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

April 7, 2015

Chairperson J. Hilt called the meeting to order at 4:12 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, A. Riegler, L. Spataro

MEMBERS ABSENT: S. Radtke, L. Wood; K. Panozzo, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: G. Post, Amazon Apartments 356 W. Western; D. Spezia, Sidock Group, Inc., 379 W. Western; B. Keeler, Van Beck Roofing & Siding, 1125 King Hwy, Kalamazoo; J. Dykstra, 1428 Clinton

The Board Chair recognized new board member Andrea Riegler, Architect PLLC, who replaced Commissioner D. Mayville.

APPROVAL OF MINUTES

A motion to approve the special meeting minutes of March 3, 2015 was made by L. Spataro, supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2015-08 – 1750 Peck Street. Applicant: Muskegon Rescue Mission. District: Clinton-Peck. Current Function: Institutional. The applicant is proposing to remodel the entryway to make it handicap-accessible with a new elevator inside the remodeled entrance. New construction will consist of brick and stone to match the existing masonry as much as possible with contrasting pattern and texture within the brickwork. A steel-framed canopy will cover the new entrance. The new door and windows will be aluminum frame similar to the existing material.

Board members and the architect reviewed the most recent renderings of the proposed remodel. A. Riegler asked for clarification on some of the details of the canopy, and the quality of the replacement windows. D. Spezia explained the materials to be used on the canopy, and stated that the windows were an aluminum product made by Anderson windows. L. Spataro reviewed the HDC standards for window replacement, and stated that in the past, the HDC had allowed window replacement as long as the original window opening and configuration was maintained, and that the architectural integrity remained intact as much as possible.

A motion that the HDC approve the request to remodel the entryway as proposed, as long as all zoning requirements and necessary permits are obtained; that the windows be allowed to be replaced as long as the original openings and configurations are retained--except for the windows affected by the addition of the front façade, and that a new wall cap be approved as long it

maintains a similar color and configuration, was made by L. Spataro, supported by S. Kroes and unanimously approved.

Case 2015-09 – 550 W. Western Avenue. Applicant: Amazon Apartments. District: Clay-Western. Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to reroof the two towers on the building. M. Franzak stated that he had researched previous work done at the Amazon, and found nothing that mandated the type of roofing material used. A. Riegler mentioned that there could be possible historic tax credit implications. B. Keeler presented a sample of the roofing product manufactured by Arrow. He stated that the proposed metal slate panel had previously been approved for a project in a historic district in Kalamazoo, and they were able to retain their tax credits. M. Franzak stated that the applicant had been informed of the potential penalty for future tax credits during the application process.

A motion that the HDC approve the request to install the new roof as proposed as long as it meets all zoning requirements and necessary permits are obtained was made by S. Kroes, supported by A. Riegler and unanimously approved.

1428 Clinton. Applicant: Jeremy Dykstra. District: Clinton-Peck. Current Function: Residential. M. Franzak stated that this application had been recently submitted. J. Dykstra was seeking approval to replace a door at his residence with one that was more secure. He presented photos of the current door and proposed replacement door, and informed the board that a 3-inch header would be required in order to fit previous alterations made to the door opening. L. Spataro observed that the door opening had already been modified in the past, so it was not original anyway. J. Dykstra requested recommendations for modernizing windows. L. Spataro stated that the board generally recommended refurbishing the original windows if possible, and that any replacement windows would have to be the same size and configuration as the original windows. He informed Mr. Dykstra to contact M. Franzak if any exterior work needed to be done, and he could advise whether HDC or staff approval was required.

A motion that the HDC approve the request to replace the door at 1428 Clinton be approved, with the condition that an application and photographs of the proposed replacement door be submitted to the Planning Department, and that any necessary permits be obtained, was made by L. Spataro, supported by S. Kroes and unanimously approved.

There being no further business, the meeting was adjourned at 5:00 p.m.